FINAL
NAVAL AIR STATION ALAMEDA RESTORATION ADVISORY BOARD MEETING SUMMARY

http://www.efdsw.navfac.navy.mil/environmental/AlamedaPoint.htm
Building 1, Suite 140, Community Conference Center
Alameda Point
Alameda, California

July 1, 2004

The following participants attended the meeting:

Co-Chairs:	
Thomas Macchiarella	Naval Facilities Engineering Command, Southwest Division (SWDIV), Base Realignment and Closure (BRAC) Environmental Coordinator (BEC), Navy Co-chair
Jim Sweeney	Restoration Advisory Board (RAB) Vice Community Co-chair
Attendees:	
Doug Biggs	Alameda Point Collaborative (APC)
Susan Boyle	U.S. Coast Guard (USCG)
Neil Coe	RAB
Anna-Marie Cook	U.S. Environmental Protection Agency (EPA)
Tracy Craig	Tetra Tech EM Inc. (Tetra Tech)
Doug Davenport	Tetra Tech
Gwen Eng	Agency Toxic Substance and Disease Registry
Doug deHaan	RAB
Judy Huang	Regional Water Quality Control Board (RWQCB)
Jack P. Hug	USCG
George Humphreys	RAB
James D. Leach	RAB
Marcia Liao	Department of Toxic Substance Control (DTSC)
Lea Loizos	RAB/ARC Ecology
Greg Lorton	SWDIV Lead Remedial Project Manager (RPM)
Darren Newton	SWDIV RPM
Lona Pearson	Tetra Tech
Stephen Proud	Alameda Reuse and Redevelopment Authority (ARRA)
Jim Pruett	Community Member

Kevin Reilly	RAB
Michael Schmitz	RAB
Dale Smith	RAB
Luann Tetirick	RAB

The meeting agenda is provided in Attachment A.

MEETING SUMMARY

I. Approval of Minutes

Mr. Macchiarella, Navy Co-chair, called the meeting to order at 6:30 p.m.

Mr. Macchiarella asked for comments on the June 3, 2004, meeting minutes. Ms. Cook and Mr. Humphreys provided the comments summarized below.

Ms. Cook's Comments

- On page 6 of 13, third paragraph, fifth line; add a period after "Slide 3" and remove the statement "and that a workplan is usually on a faster track than other document submittals."
- On page 7 of 13, first paragraph, seventh line, "conducted to a depth of 2 feet" should be revised to "conducted to a depth of 1-foot."

Mr. Humphreys' Comment

- On page 11 of 13, third paragraph, last line, remove the last two words " as well" from the sentence.

The minutes were approved based on incorporation of the comments summarized above.

II. Co-Chair Announcements

Mr. Sweeney announced that RAB members Jean Sweeney (Community Co-chair), Kurt Peterson, Bert Morgan, Michael John Torrey and Ardella Dailey would not be in attendance for the meeting.

Mr. Sweeney stated that he had sent an e-mail to inform the RAB members that the following documents were received in June, and that they are now available for review in the Information Repository.

- Final Installation Restoration (IR) Site 1 Radiological Survey Work Plan, Revision 0, Radiological Survey at IR Site 1, 1943-1956 Disposal Area, Alameda Point.
- Correction Pages, Draft Remedial Investigation (RI) Report Sites 3, 4, 11, and 21, Alameda Point.
- Draft Response to Comments on Draft Groundwater Feasibility Study (FS) Report, Alameda Point Site 25/Alameda Annex Site 02.

- Revision 0, June 4, 2004, Work Plan Addendum and Sampling and Analysis Plan (SAP) Addendum, Supplemental Correctional Action at Corrective Action Area 6, Parcel 37 Alameda Point.
- Draft Final IR Site 2 Radiological Survey Work Plan Revision 0, May 28, 2004.
- Radiological Survey at IR Site 2 West Beach Landfill, Alameda Point.
- Draft Final IR Site 1 Radiological Survey Work Plan Revision 0, May 28, 2004.
- Radiological Survey at IR Site 1, 1943-1956 Disposal Area, Alameda Point.
- Final Work Plan, Corrective Action Areas 5B and 3A, Floating Product Investigation, Alameda Point.
- Draft Final RI Report for Skeet Range (IR Site 29), Alameda Point.
- Comments on the Draft RI Report, Sites 9, 13, 19, 22 and 23, Operable Unit (OU)-2A, Alameda Point.
- Draft RI Sampling Work Plan at IR Site 2, West Beach Landfill and Wetlands, Alameda Point.

Mr. Macchiarella provided the RAB with a list (see Attachment B-1) of upcoming significant Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) document submittals that are anticipated in July and August 2004. The documents are:

- Site 25 (Estuary Park & Coast Guard Housing Area) Revised Draft FS for Soil.
- Economic Development Conveyance (EDC)-5 Site Inspection (SI) Report.
- Site 28 (Todd Shipyard) Draft Final RI Report.
- Draft Final Groundwater RI/FS for Alameda Point Site 25 and Alameda Annex IR 02.
- Draft RI Workplan for Site 30 (George P. Miller School [Miller School]).
- Draft RI Workplan for Site 32 (Northwest Ordnance Storage Area).
- Draft Final RI Report for OU-1.
- Revised Draft FS Report for Site 26 (Western Hangar Zone).
- Final RI Report for Site 17 (Seaplane Lagoon [SPL]).

Ms. Smith asked if the Site 17 report took into consideration the findings from the OU-2B RI report even though the Site 17 report is final and the OU-2B report is draft. Mr. Macchiarella responded that any potential contaminant migration to the Sea Plane Lagoon (SPL) from OU-2B sources would be prevented as a remedial action during the OU-2B CERCLA process. Ms. Smith asked how previously migrated contamination would be handled. Mr. Macchiarella replied that the findings of the RI report and remedial responses developed for the Site 17 FS report are non-volatile organic compound (VOC) related. VOCs are the primary contamination at OU-2B. He added that the primary contaminants found in the sediments of Site 17 are polychlorinated biphenyls (PCB) and metals. Ms. Smith asked if the VOCs under the sediments of the SPL would be addressed in either the OU-2B RI report or the Site 17 RI report. Mr. Macchiarella replied that the OU-2B RI report addresses whether or not there has been any migration of contaminants from OU-2B into the surface water body. The remedial action for OU-2B would prevent contaminant migration, if it were occurring.

Mr. Macchiarella stated that during a recent subcommittee meeting, Mr. Humphreys asked a question regarding the possibility of radioactive materials being disposed or spilled in the SPL when nuclear powered ships were docked there. Mr. Humphreys received a written letter response to his question. At the request of Mr. Humphreys, Mr. Macchiarella read the letter response to Mr. Humphreys' question to the RAB. Mr. Macchiarella stated that Charles Pearson of Naval Sea Systems Command (NAVSEA) Nuclear Propulsion Group sent the detailed letter response, which states:

> "The Navy generated radioactive waste during maintenance performed onboard nuclear-powered ships at Alameda, including primary-coolant-related materials such as from a resin discharge. Radioactive material transfers occurred on and between the piers and ships, but the material was properly packaged for transport and was accompanied by qualified personnel to minimize any potential for release of radioactivity. Pierside short-term radioactive material storage areas were typically limited to material in DOT-approved containers awaiting shipment off-site. Surveys were performed periodically, both on piers and in harbor sediments. Following the departure of the last nuclear-powered ship, Puget Sound Naval Shipyard performed a final survey in 1997. During all the monitoring performed, no radioactivity associated with the Naval Nuclear Propulsion Program was found in the environment. This information was confirmed from a records review and from interviewing "old hands." This information is also documented in Volume I of the Historical Radiological Assessment for Alameda (e.g., pages 5-19 to 5-21 and Section 7), which was issued in April 2000 following review by the State and the EPA. The HRA was provided to the Alameda Main Library and the Alameda Point Information Repository."

Mr. Macchiarella added that the HRA has two volumes; the first volume (discussed in the letter) is complete and relates to nuclear ships and their operations. The second volume relates to the remainder of the facility (Alameda Point) including radium dials, paint shops that used radium, storm drains, landfills, and various buildings that had radioactive testing equipment. Mr. Humphreys asked if the second volume has been issued. Mr. Macchiarella replied that the second volume was issued; however, since the document was not finalized the Navy is currently working with the Radiological Affairs Support Office (RASO) to evaluate the possibility of revising the document to bring it up to date.

Mr. Macchiarella stated that during the June RAB meeting, RAB member Ardella Dailey mentioned the Alameda Unified School District (AUSD) would be requesting the Navy to conduct a time critical removal action (TCRA) at Site 30. The Navy has been working with the regulatory agencies to develop a strategy or plans to address the issue. The Navy also met with the staff at Woodstock Child Development Center and the Director of Maintenance and Operations Facility for AUSD to learn more about the school's layout and operations. The Navy is hoping to develop some plans with the regulatory agencies and school officials in the next couple of weeks to address the issue and be able to report the plans to the RAB at the next RAB meeting.

Mr. Macchiarella stated that Catellus Development Corporation (Catellus) on behalf of the City, held a public meeting on June 30, 2004, to discuss their underground utility construction project in the area of Alameda Point Site 25 and Alameda Annex IR 02 that would cross over the existing groundwater benzene plume. Catellus presented their proposed work plan to the community and regulators to show that the construction would not elevate the potential risks posed by the groundwater benzene plume or increase its size. The Navy assumes that the regulators and the community have recently received the draft work plan. Mr. Macchiarella noted that Catellus has already given this presentation to the Alameda Annex RAB, and there is an open invitation to also give this presentation to the Alameda Point RAB.

Mr. Macchiarella stated that the Chief of Naval Operations would be sponsoring the second annual RAB co-chair training workshop in July 2004 in Salt Lake City, Utah; Mr. and Mrs. Sweeney will be attending

the training workshop for on behalf of the Alameda Point RAB. If RAB members wish to propose topics for discussion during the training, they should submit them to Mr. or Mrs. Sweeney.

III. Site Management Plan

Mr. Lorton discussed the highlights of the draft Site Management Plan (SMP) that was submitted to the regulatory agencies during the BCT meeting held on June 15, 2004. A handout was provided and is included as Attachment B-2. Mr. Lorton stated that the handout summarizes the status of the SMP and noted that the schedule reflects the proposed schedule for fiscal year (FY) 2005. Mr. Lorton stated that the draft SMP document is approximately 30 pages long and shows the breakdown of each of the major deliverables in the CERCLA process for each OU or site. A copy of the complete draft SMP should soon be available in the Information Repository.

Mr. Lorton stated that the handout represents each site with their next upcoming deliverable due date and scheduled record of decision (ROD) date. Mr. Lorton noted that OU-1, OU-2A and OU-2B are in the draft RI stage, and there are comments that need to be resolved with the regulators. Progress on OU-2A and OU-2B probably will be delayed due to the comments and also issues regarding available funding. Through discussions with the BCT, it has been determined that OU-2A and OU-2B are not among the highest priority sites. However, the draft final OU-2B RI report should be submitted in September 2004, and OU-2C is scheduled for 2006. OU-3, OU-4A (Site 2), and Site 17 of OU-4B are moving ahead expeditiously. Site 24 of OU-4B and Site 20 of OU-4C are not as high a priority. The final RI report for Site 29 of OU-4C is due this month and is expected to require no further action (NFA). Soil and groundwater documents for Site 25 of OU-5 are due in August 2004. Reports for Sites 26 and 28 of OU-6 are due in August 2004. Contamination at Site 27 of OU-6 is more extensive than originally anticipated, and the investigation is still ongoing. Mr. Lorton stated that the remaining "new" sites are not identified within an OU. Site 30 is on an accelerated schedule and the draft RI work plan should be submitted this month. Sites 31 through 35 are each on their own schedule, and are basically in the SI phase with Site 32 farthest along (see Attachment B-2).

Mr. Reilly asked why there is a funding shortfall. Mr. Macchiarella replied that originally the FY 2004 budget was roughly $36 million; after awarding contracts of approximately $18 million the Navy was told to stop spending FY 2004 funds. Additional funding has been received for FY 2004 and FY 2005 of $7.5 million. Mr. Reilly asked if $7.5 million is the expected dollar amount for FY 2005, Mr. Macchiarella stated that it is. Mr. Humphreys asked about the original budget amount for FY 2005. Mr. Lorton replied that he believes it was roughly $7.5 million; however, the budget for FY 2004 was originally $36 million, which would have continued to fund FY 2004 and FY 2005 projects. He added that his understanding is Navy headquarters re-allocated Alameda Point FY 2004 funds on the assumption that additional money would be generated from El Toro land sales. Mr. Macchiarella added that $7.5 million is intended to be enough funds to achieve the milestone requirements as indicated in the federal facility agreement (FFA) SMP.

Mr. Schmitz asked if there is any other specific information from Washington regarding the dramatic reduction in funding. Mr. Lorton replied that the Navy had expected the BRAC program to be funded through the real estate sales of El Toro because of the very successful real estate sales of Tustin (several hundred million).

Ms. Loizos asked if there were funding appropriations from Congress or if the Navy only expects funding from the sale of El Toro. Mr. Lorton replied that the sale of El Toro was intended to cover nationwide BRAC operation expenditures. Ms. Loizos asked if any money has been requested for FY 2005. Mr. Macchiarella replied that EPA would be discussing the funding issue with upper level Navy

management and hopefully some funding will end up being allocated to the base, however; Navy management has directed BRAC personnel to prioritize their projects with the control numbers that are currently available.

Mr. Lorton stated that during preparation of the SMP, the Navy assumed that all delayed projects would be funded in FY 2006, which begins October 1, 2005. The delayed projects could resume in the fall of 2005. Mr. Macchiarella noted that the $7.5 million is for projects above and beyond currently ongoing projects and recently awarded projects.

Ms. Smith commented that Site 35 appears to be split into two sites on her map. Mr. Lorton replied that Site 35 is one site with an irregular border. Ms. Smith asked if splitting the site would be economically feasible. Mr. Lorton replied it would not. Generally, sites are split because of a difference in schedule, such as with Sites 14 and 15, which were originally handled together until it was determined that they have different contamination issues. He added that Site 35 only has polynuclear aromatic hydrocarbons (PAH) contamination, and it is less expensive to address it as one site with one report. However, depending on the SI, Site 35 could eventually be divided into smaller sites.

Ms. Loizos asked how sites are prioritized. Mr. Lorton replied that the Navy has discussed their priorities internally and conducted discussions with the regulatory agencies during the BCT meetings. He stated that for example, OU-2A, OU-2B, and OU-2C are lower priority but still need to be cleaned up. The Navy decided the limited money should be spent on higher profile sites, such as Site 30 (Miller School) and Site 25.

Mr. Lorton stated that other areas proposed for schedule delays are offshore sites that have undergone limited investigation. The offshore Sites 24 and 20 are not considered to have major problems. Site 17 is a higher priority and the Site 29 (Skeet Range) RI is wrapping up. Ms. Smith asked what the contaminants were at Site 29. Mr. Lorton replied that there was concern with lead shot at Site 29. Ms. Loizos stated that she is concerned that the groundwater plume at OU-2B is not a higher priority considering that the groundwater plume is entering the SPL and is a constant Clean Water Act violation. She added that since people work in the buildings above the highly concentrated VOC plume, OU-2B should be a higher priority. Mr. Lorton replied that long term cleanup is needed at Sites 4, 11, and 21 and that clean up could exceed the $7.5 million budget and there could still be a substantial problem. He added that according to the RI report, the groundwater plume is relatively deep near where the occupied buildings are located and that the inhalation risk is believed to be minor. Ms. Loizos commented that although soil gas samples have been collected, indoor air samples should be taken inside the buildings to determine the inhalation risk because any structures over a plume are a potential concern. Ms. Cook stated that Ms. Loizos' comment and concerns should be submitted in writing during the SMP comment period. She stated that EPA would be mentioning that none of the projects should be slowed down or delayed based on lack of adequate funding allocation.

Mr. Schmitz requested that the Navy clarify their plan to address the funding shortfall because the clean up is far from complete. Mr. Humphreys commented that the former BEC, Mike McClelland, presented an outline last year that explained how project funding would drop off this year. Mr. Lorton replied that his recollection was that the funding would drop off in FY 2005 but would rise again in conjunction with the scheduled phases of the RIs. The estimated cost of clean up remains around $150 million.

Ms. Smith asked about the Navy's priority for addressing Site 26 (Western Hangar Zone). Mr. Lorton replied that the Site 26 buildings are occupied, and the project is funded through the FS. However, clean up would require additional funding. He added that Sites 5, 10, and 12 of OU-2C are not yet funded but funding is planned for FY 2006. Ms. Smith asked if there have been any investigations of the sites.

Mr. Lorton replied that an initial RI was conducted and that there is a dense non-aqueous phase liquid (DNAPL) removal action ongoing at Site 5. In addition, there was a DNAPL removal action at Site 4, but that project has been shut down. Mr. Humphreys asked if the DNAPL removal at Site 5 is a pilot or a full-scale project. Mr. Lorton replied that it involves one or two of several cells that will be installed to heat up the groundwater but is not quite full-scale. The full-scale system will have a number of electrical resistance heating cells. One cell outside of the east side of Building 5 and one within Building 5 are currently operating. Mr. Macchiarella stated that this removal action is addressing one of a number of plumes within Site 5, where the six-phase heating removal action will be conducted on a full-scale basis.

Ms. Loizos asked whether an Engineering Evaluation/Cost Analysis (EE/CA) been completed for the removal actions that were begun at Sites 4 and 5. Ms. Cook replied that an EE/CA and an action memorandum were completed for the removal action. The pilot study was used to determine if the plans would work. Since the pilot scale tests were a success, the EE/CA could be used for the full-scale project. Mr. Lorton stated that full-scale equipment was used for the pilot study at Site 5. What differentiates the pilot study from full scale, is that only one cell of the multiple cell array was in operation.

IV. Site 30 (Miller School) Draft RI Workplan

Mr. Newton stated that the draft RI workplan for Site 30 is under development. This presentation is a preliminary overview of the draft RI workplan for the benefit of the RAB. A handout of the presentation was provided and is included with these minutes as Attachment B-3.

Site Description

Mr. Newton stated Site 30 contains Miller School and Woodstock Child Development Center (Woodstock) and is comprised of Environmental Baseline Survey (EBS) Parcel 179 and EBS Parcel 180. The site is approximately 7 acres in size and the buildings cover 16 percent of the site. Historic dredge fill materials and some construction fill underlie the site (see Slide 3). IR Site 25, Coast Guard Housing, is located to the north and east of the site; Marina Village, IR Site 31, is located to the south and west (see Slide 4). Slides 5 and 6 of the handout depict photographs of the playground areas of both Miller School and Woodstock.

Site History

Mr. Newton explained the site history of Site 30 based on the interpretation of aerial photographs between the years 1937 through 1993 (see Slide 7 through Slide 21). He stated that the site was marshland prior to the 1920s. Dredge fill materials were placed between 1920 and 1930 for land expansion (See Slide 8). He stated that the site was first developed into military housing as shown on Slide 9, and relatively unchanged until 1959 (see Slides 9 through 12). In the 1959 aerial photograph (Slide 12) the site appears to be paved and no longer used for military housing. It also appears that the adjacent Defense Reutilization and Marketing Office (DRMO) might have been using the site for storage. In response to a question, Mr. Macchiarella replied that typical DRMO operations deal with surplus military items such as file cabinets, desks, jeeps, tractors, tools, etc. In the 1953 aerial photograph (Slide 13) the military housing to the north is being removed and the area appears more industrial. The 1966 aerial photograph (Slide 14) is very similar to 1953 for site use. Mr. Newton noted that Slide 14 indicates a potential stain laying east of Site 30 and that this stain is only a side issue for Site 30, since it is located in Site 25. He added that the original viewing of this aerial photograph alerted the Navy about the stain. The stain also appears on Slide 15. Mr. Newton stated that Slide 15 shows the demolition of the military housing, and Site 30 still being used by DRMO. On Slide 16 (1969) the current Coast Guard Housing configuration is under construction and the site is still being used by DRMO. In Slide 17 (1973), the conditions at the site appear unchanged. On Slide 18 (1976) the site appears to be storing less DRMO materials. By 1977 (Slide 19), Miller School has been constructed and the Woodstock area continued to be used by DRMO.

By 1985 (Slide 20), Woodstock has been constructed, although the actual date of construction is unknown. The 1993 photograph of the site and surrounding area (Slide 22) appears similar to current day features including the construction of Marina Village south of the site.

Previous Investigations

Mr. Newton summarized the previous investigations associated with Site 30 (see Slides 22 and 23). He stated that during the EBS Phase II in 2001, crawl space air samples taken under Miller School had no reportable detections of benzene. However, soil gas samples taken at both Miller School and Woodstock had detectable levels of VOCs. During Site 25 RI sampling (2001), six soil samples were collected, and results indicated elevated levels of polycyclic aromatic hydrocarbons (PAH). These six samples were the first found at the site with elevated levels of PAHs. In 2002, four more borings were conducted and soil samples were collected at the site for PAHs. PAH was not detected in these samples above the screening level. In October 2003, 179 soil samples were collected from 49 soil boring locations. The results indicated that 19 percent of the samples were above the PAH screening level of 620 parts per billion (ppb) and 10 percent of the results were over 1,000 ppb. Mr. Newton stated that the site is moving forward into the RI.

RI Objectives

Mr. Newton stated that the objectives of the RI are to assess metals and non-PAHs in the soil, to identify if there has been a groundwater release unique to Site 30, and assess any risk to human health or the environment.

Sampling Plan

Mr. Newton discussed the proposed sampling plan (see Slide 25) and the proposed sampling locations (see Slide 26). He stated that 24 soil boring locations are proposed to be sampled at three depth intervals below ground surface (bgs); 0 to 2 feet, 2 to 4 feet, and 4 to 10 feet or until reaching groundwater. In addition, groundwater samples are proposed collected from 8 locations and two depth intervals (6 to 12 feet bgs and 16 to 18 feet bgs). He noted that the workplan outlines the sampling matrix, and that samples will be analyzed in full or in part for VOCs, semivolatile organic compounds (SVOC), metals, and pesticides and polychlorinated biphenyls (PCB). Proposed sample locations are emphasized within the unpaved areas. Groundwater sample locations will be co-located with one third of the soil borings.

Mr. Newton stated that the Site 30 RI is on an accelerated schedule so sampling can occur during summer, when the Miller School is on recess. The RI schedule is summarized on Slide 27. Mr. Newton stated that the draft workplan would be submitted for review on July 19, 2004, to the regulators, the RAB, and the information repository. The review process will be fast tracked and the agencies have agreed to complete their review by August 2, 2004. A resolution teleconference to address any concerns is planned on August 10, 2004. The Navy plans to begin sampling at Woodstock during the weekend of August 14, 2004. If needed, Woodstock sampling activities would be finished the weekend of August 21, 2004. Sampling activities at Miller School are planned to start on Monday, August 16, 2004. All sampling activities are planned to finish by August 25, 2004. Miller School teachers return to school on August 26, 2004.

Discussion

In response to a comment by Mr. Humphreys about the stained areas observed east of Site 30 in the 1966 and 1968 aerial photographs (Slides 14 and 15), Mr. Newton addressed the stained area as a side issue for Site 30, and would be discussed in the Site 25 soil FS, since it is located in Site 25.

Mr. Reilly asked about Woodstock's current operations. Mr. Newton replied that Woodstock operates Monday through Friday. He added the sampling at Woodstock would occur on weekends to lessen any disturbance to children or administrators.

Mr. Schmitz asked about the plan for proceeding if action is needed after sampling finishes on August 25, 2004. Mr. Newton explained that after laboratory analysis and data validation, late September 2004 would be the earliest time sample results would be available. As part of the RI process, a risk assessment would be conducted with the data. The final RI report for Site 30 is scheduled for submittal in March 2005. A combined RI/FS is also being considered.

Mr. Schmitz asked the schedule for any needed cleanups at Miller School and Woodstock. Mr. Newton replied that during the FS, remedial alternatives are identified, and during the proposed plan (PP)/ROD the remedial alternative is selected. The ROD is due May 2006, after which the plans for remedial action would begin.

Mr. Lorton stated that if the data indicate a problem, the Navy has the option of conducting an interim removal action. An interim removal action, such as placing a protective cover over the soil, could be conducted in a relatively short timeframe as a TCRA. Mr. Newton added that current discussions with the BCT have included such TCRA suggestions. He stated that many options for addressing Site 30 are being considered, and that there will be a clearer idea of the strategy for the site by the time of the August RAB meeting. In order to acquire the data necessary for the RI, the RI workplan is moving forward, and sampling will be conducted to take advantage of the summer recess.

Mr. Pruett commented that immediate actions are needed at Woodstock to address the problem of PAH releases in excess of 1,000 ppb at the surface, which was indicated in the April 2004 PAH report. Conducting a new study and waiting until March 2005 to do something to protect the children seems excessive since a problem has been identified. He added that he personally could not find any evidence that samples were collected in the exposed soil within the playground areas but elevated sample results in excess of 1,000 ppb were found adjacent to the playground areas. Sample results above 1,000 ppb also were found in the exposed soil of the rose garden between Miller School and Woodstock. Mr. Pruett added that he is aware the action level for the TCRA at Coast Guard Housing was 1,800 ppb; however, special attention should be paid to the sensitivity of the children before March 2005.

Mr. Macchiarella replied that the Navy agrees with the community about the importance of this issue. The Navy has been working very closely with the BCT since the last RAB meeting when the initial verbal request was made for a TCRA at Site 30. Several conference calls, meetings, and a site walk were conducted to decide on appropriate actions, and to determine whether or not the Navy should integrate the actions into the sampling plan or initiate them sooner. Today, the Navy met with a liaison from AUSD and discussed some ideas for the play area environments and also received feedback on the proposed project scheduling. Within the next couple of weeks, the Navy plans to submit some options to the AUSD and Woodstock staff. By the next RAB meeting the Navy expects to have a clear picture of the future plans to describe to the RAB and public. Meanwhile, the RI is very important to the process and will continue until the decisions are made. Mr. Pruett stated that he agrees the RI is important for the long term, but something needs to be done in the short term. Mr. Macchiarella reiterated that the Navy is looking very closely at the short term.

Ms. Smith asked if any of the new sampling locations are near the previous sampling locations with elevated results. Mr. Newton replied that the Navy is emphasizing the unpaved areas, but some previous locations may be overlapped because of the proposed sampling scheme. The sampling plan is not just for PAHs (refer to Slide 24). Samples will be analyzed for a suite of analytes in part or full for VOCs,

SVOCs, metals, pesticides and PCBs as noted on Slide 25, to determine if other contaminants besides PAHs are present at the site, and the RI will assess all constituents.

Mr. Reilly asked what type of notice has been provided to the parents of Woodstock children regarding the analytical findings so far. Mr. Newton replied he is unsure if the parents at Woodstock have been notified because although the screening level threshold guideline of 620 ppb was exceeded, surface soil sample results were not above the action level threshold guideline of 1,800 ppb. The Navy and BCT are currently discussing the next steps. Mr. Reilly stated that he wonders how aware the parents are of this process. Mr. Macchiarella commented that the Navy is considering a short one-page fact sheet notice in the near future for the community, which would explain the ongoing activities and why they are occurring. Mr. Schmitz suggested contacting the parent teacher organization to provide them a presentation on the RI. Mr. Macchiarella stated the RAB meetings are advertised and open to the public and that AUSD also has a RAB representative (Ardella Dailey) to pass on the information. He added that the distribution of the fact sheet should also provide additional information on the project.

Ms. Loizos asked for clarification on the 1,800 ppb action level. Mr. Newton replied that the previous removal action conducted at the Coast Guard North Housing Area had an action level of 1,800 ppb, which triggered the removal action. Ms. Loizos commented that she did not remember the level being that high. In the OU-2B RI report an action level of 620 ppb is discussed, which is an order of magnitude higher than the preliminary remediation goal (PRG). Mr. Newton responded that 620 ppb is a screening criterion that was agreed upon at a May 2001 BCT meeting.

Ms. Cook clarified that a meeting was held with all BCT and Navy upper management at the end of May 2001 to establish a realistic numerical value for PAH background levels. Of all the regulatory agencies, DTSC was adamant about holding to a lower screening level of 0.62 parts per million (ppm). Ms. Cook acknowledged that 0.62 ppm (or 620 ppb) is an order of magnitude above the PRG; however, it is very difficult to find any soil concentrations in the bay area that are much lower than 0.62 ppm for PAHs. The meeting attendees agreed that if soil sample results were below 0.62 ppm, then a NFA determination could be made, and that any results exceeding 0.62 ppm would be carried forward in the risk assessment to determine if remediation is necessary. Although not set or final, a numerical value for PAHs between 0.62 ppm and 1 ppm is planned to be a remedial action objective in the OU-5 soil FS, which is agreed to by EPA. Mr. Schmitz asked what would happen if sample results were around 0.62 ppm. Ms. Cook replied that 0.62 ppm is a screening value. Results above 0.62 ppm are considered to need further evaluation, and this concentration is different than a cleanup number. A cleanup number also is based on other factors. If removal of other contamination at a site also would remove the PAHs in the process, then PAHs would not be as big of a concern. If there are only PAHs present then the screening number may be raised. The screening level is designed as a trigger for more evaluation.

Ms. Loizos stated that the PAH PRG developed by EPA is 0.062 ppm and equivalent to a one in a million risk. Her understanding is that the BCT agreed to 0.62 ppm for OU-5 at Site 25 specifically, and that a 1 in 100,000 risk or 0.62 ppm, is enough to trigger a TCRA. She added that it is inappropriate to develop cleanup levels without community input, because such development processes realistically result in decisions, even though the decisions may not be officially final. She also added that it is frustrating that the issue has not even been discussed with the community, and that school sites have a sensitive population that should not be assessed using generalized numbers or broad decisions.

Ms. Cook replied that the screening value for PAHs is not a "site-specific" value. The meeting was held with many key players in the State of California in order to set a background screening value for PAHs in soil because previously there were only arguments between the agencies. The same process has occurred for other background numbers in soil and groundwater statewide and specifically for Alameda Point. The

screening value for PAHs agreed upon by the regulatory agencies applies basewide across Alameda Point. Ms. Cook added that Ms. Loizos made a good point that the public has not had the opportunity to discuss or agree with the PAH value. There probably should have been a public meeting and comment period. Perhaps the best time for public comment will be during the FS when remedial action objectives are established. Ms. Cook added that the proposed cleanup level at Alameda Point is 1.0 ppm; other sites in California have cleaned up PAHs to 0.9 or 1 ppm.

Mr. Reilly asked if any scientific study documents relating to PAHs demonstrated incidences of exposure that have impacted health were referenced during the "key players" meeting. Ms. Cook replied that PAHs have been extensively studied in inhalation of cigarette smoke and diesel exhaust studies. The exposure route from soil at Alameda Point results in a much lower intake of PAHs than the exposure route that has been documented from cigarette smoking. The agencies have attempted to apply the same exposure criteria used in these studies to PAHs in the soil, but in reality it is much less likely to happen.

Ms. Cook suggested having Sophia Serda, EPA's toxicologist, come and talk to the RAB about PAHs. She added that Ms. Serda also welcomes any telephone calls if the RAB or community members would like to discuss the issue.

Mr. Lorton clarified that 0.62 ppm is equivalent to a 1 in 100,000 risk of developing cancer over a 30-year period. The 30-year exposure is based on a combined exposure of 5 years as a child and 25 years as adult. Ms. Cook agreed and stated that it is assumed that a child is exposed from birth.

Ms. Cook stated that last month Mr. Reilly asked if risks from vinyl chloride are calculated in utero. Ms. Cook stated that according to Ms. Serda, some chemicals including vinyl chloride do have set risk numbers for calculating in utero exposure.

Mr. Humphreys asked if any there has also been PAH studies conducted on chimney sweeps. Ms. Cook replied that chimney sweeps and railroad construction workers have been evaluated. The railroad construction workers would carry the creosote treated railroad ties on their shoulders and in certain cases could get skin cancer at the exposed area.

Mr. Biggs commented that the APC, Coast Guard Housing, and YMCA [Young Men's Club of America] are good groups to use for providing information to the community, and can be utilized as a beneficial resource for community meetings, fact sheet distributions, and presentations.

V. BCT Activities

Ms. Cook presented an update of BCT activities from the previous month. A handout was provided and is included in Attachment B-4. Ms. Cook stated that the following two meetings were held the previous month: the BCT meeting on June 15 and a teleconference meeting on June 17, 2004 to discuss the potential TCRA at Woodstock.

The June 15, 2004 BCT meeting discussed the following topics: OU-5 schedule update, Site 26 FS strategy, Site 14 PP strategy, draft SMP, and Site 30 RI workplan strategy. See Attachment B-4 for Ms. Cook's complete summary of the BCT topic discussions.

The June 17, 2004 BCT teleconference served as a follow up to the Site 30 discussion during the June 15, 2004 BCT meeting. Several options including the possibility of a TCRA were discussed.

VI. Community and RAB Comment Period

Mr. Biggs requested that the site investigation report for economic development conveyance (EDC) 5 be presented as an agenda item at the next RAB meeting August 5, 2004. Mr. Macchiarella and Mr. Newton agreed.

Ms. Boyle stated that she would provide a point of contact list of USCG staff to the Navy for mailings, meeting notification, and information about Miller School and Woodstock.

Ms. Smith asked if the Navy knew of any non-English speakers that attend either Woodstock or Miller School. Mr. Macchiarella replied the Navy's community relation people would know the answer to that question. Ms. Craig stated that the community relation plan identifies the languages spoken at each of the schools. Ms. Smith requested that the Site 30 community notice be printed in the non-English languages identified.

Mr. Macchiarella stated that the spring 2004 issue of the "Alameda Point Focus" fact sheet contained a small typographical error. The Navy's local phone number was incorrectly listed on some of the printed fact sheets in two of the places that it appears in the text. The correct number is (510) 749-5952. Corrected fact sheets will be available in the Information Repository.

Mr. Macchiarella stated that the next RAB meeting would be held on Thursday August 5, 2004. The meeting was adjourned at 8:15 p.m.

ATTACHMENT A

NAVAL AIR STATION ALAMEDA
RESTORATION ADVISORY BOARD MEETING AGENDA
July 1, 2004

(One Page)

RESTORATION ADVISORY BOARD

NAVAL AIR STATION, ALAMEDA

AGENDA

JULY 1, 2004 6:30 PM

ALAMEDA POINT – BUILDING 1 – SUITE 140
COMMUNITY CONFERENCE ROOM
(FROM PARKING LOT ON W MIDWAY AVE, ENTER THROUGH MIDDLE WING)

TIME	SUBJECT	PRESENTER
6:30 - 6:45	Approval of Minutes	Jean Sweeney
6:45- 7:00	Co-Chair Announcements	Co-Chairs
7:00 – 7:30	Presentation on the Site Management Plan	Greg Lorton
7:30 – 8:00	Site 30 (Miller School) Remedial Investigation Draft Workplan Overview	Darren Newton
8:00 – 8:10	BRAC Cleanup Team Activities	Anna-Marie Cook
8:10 – 8:30	Community & RAB Comment Period	Community & RAB
8:30	RAB Meeting Adjournment	

ATTACHMENT B

NAVAL AIR STATION ALAMEDA
RESTORATION ADVISORY BOARD MEETING HANDOUT MATERIALS

B-1 List of significant Navy CERCLA program documents for July and August 2004, presented by Thomas Macchiarella, SWDIV. July 1, 2004. (1 page)

B-2 Site Management Plan Draft 2004 Key Dates. Presented by Greg Lorton, SWDIV. July 1, 2004. (1 page)

B-3 Site 30 Remedial Investigation Workplan Overview. Presented by Darren Newton, SWDIV. July 1, 2004. (14 pages)

B-4 BCT Activities Updated for June 2004. Presented by Anna-Marie Cook. (1 page)

ATTACHMENT B-1

LIST OF UPCOMING CERCLA DOCUMENTS FOR JULY/AUGUST 2004

(One Page)

Alameda Point Restoration Advisory Board Meeting
July 1, 2004

Significant Navy CERCLA program documents planned for July/August 2004

- Site 25 (Estuary Park & Coast Guard Housing Area) Revised Draft Feasibility Study for Soil
- EDC-5 Site Inspection Report
- Site 28 (Todd Shipyard) Draft Final Remedial Investigation Report
- Draft Final Groundwater RI/FS for Site 25 and Annex IR02
- Draft Remedial Investigation Workplan for Site 30 (Miller School)
- Draft Remedial Investigation Workplan for Site 32 (Northwest Ordnance Storage Area)
- Draft Final Remedial Investigation Report for OU-1
- Revised Draft Feasibility Study Report for Site 26 (Western Hangar Zone)

ATTACHMENT B-2

SITE MANAGEMENT PLAN KEY DATES

(One Page)

Site Management Plan
Draft - June 2004
Key Dates

Operable Unit	Sites	Upcoming Deliverable and Due Date		Scheduled ROD Date
OU-1	14	Draft Final Feasibility Study Report	9/14/2004	4/29/2005
OU-1	15	Draft Proposed Plan (to regulators)	7/15/2004	3/14/2005
OU-1	6, 7, 8, 16	Draft Final Remedial Investigation Report	7/28/2004	10/26/2005
OU-2A	9, 13, 19, 22, 23	Draft Final Remedial Investigation Report	3/6/2006	8/1/2007
OU-2B	3, 4, 11, 21	Draft Final Remedial Investigation Report	9/28/2004	7/16/2007
OU-2C	5, 10, 12	Draft Remedial Investigation Report	6/28/2006	1/23/2008
OU-3	1	Draft Feasibility Study Report	11/15/2004	12/13/2006
OU-4A	2	Draft Final Remedial Investigation Work Plan	10/22/2004	5/30/2007
OU-4B	17	Draft Feasibility Study Report	9/27/2004	12/23/2005
OU-4B	24	Draft Remedial Investigation Report	6/11/2007	2/2/2009
OU-4C	29	Final Remedial Investigation Report	7/12/2004	7/11/2005
OU-4C	20	Draft Data Gap Sampling Work Plan	7/13/2006	3/26/2009
OU-5	25 Soil	Revised Draft Feasibility Study Report	8/13/2004	10/10/2005
OU-5	25/IR02 Groundwater	Draft Final Remedial Investigation/Feasibility Study	8/27/2004	10/10/2005
OU-6	26	Revised Draft Feasibility Study Report	8/2/2004	9/28/2005
OU-6	27	Draft Remedial Investigation Report	4/15/2005	12/11/2006
OU-6	28	Draft Final Remedial Investigation Report	8/30/2004	12/26/2005
-	30	Draft Remedial Investigation Work Plan	7/19/2004	5/17/2006
-	31	Draft Remedial Investigation Work Plan	2/16/2006	6/11/2008
-	32	Draft Remedial Investigation Work Plan	8/30/2004	9/24/2007
-	33	Revised Draft Site Inspection Report	11/29/2004	-
-	34	Draft Remedial Investigation Work Plan	11/17/2005	11/12/2008
-	35	Revised Draft Site Inspection Report	6/30/2004	-

ATTACHMENT B-3

SITE 30 RI WORKPLAN UPDATE

(14 Pages)

ALAMEDA POINT

IR Site 30 Work Plan Overview

Restoration Advisory Board Meeting
July 1, 2004

Darren Newton, SWDIV

ALAMEDA POINT

Agenda

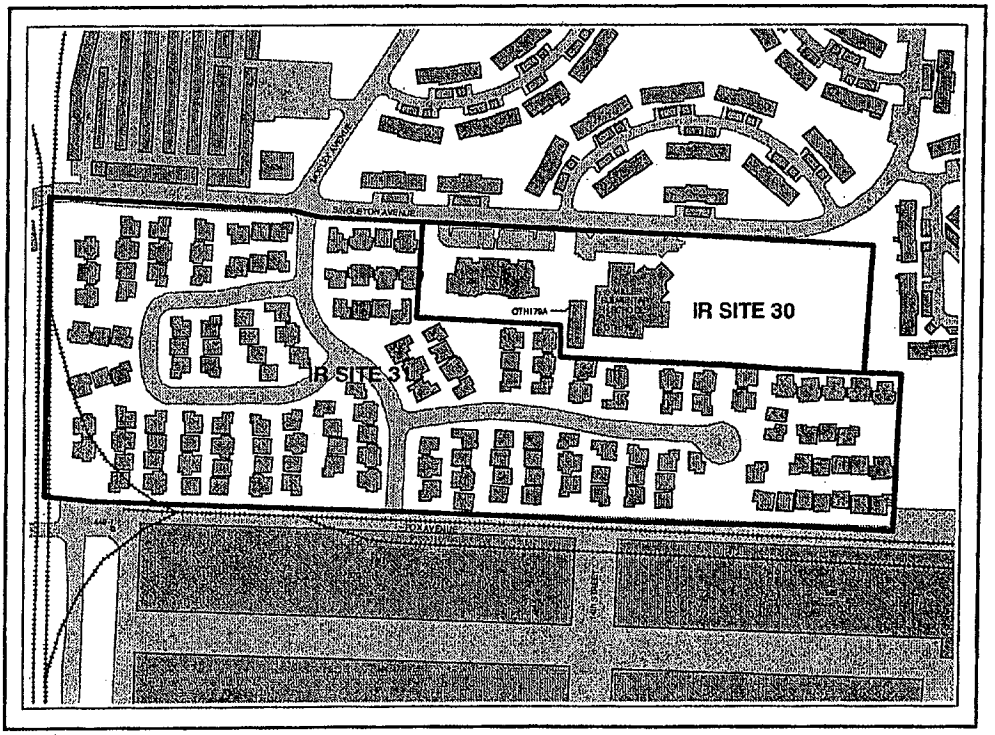
- Site Description and History
- Aerial Photograph Review
- Previous Investigations
- Proposed Analytical Program
- Proposed Schedule

ALAMEDA POINT

Site Description

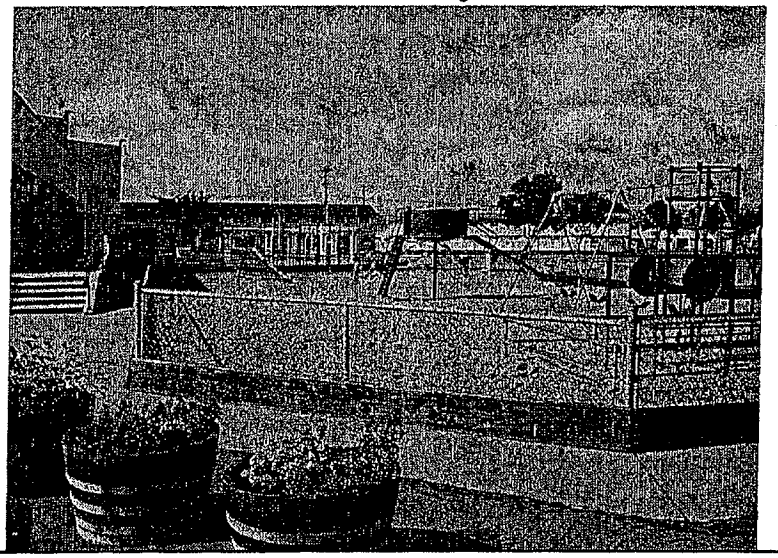
- George P. Miller Elementary School
- Woodstock Child Development Center
- 7 acres in size
- 16 percent of site is covered by buildings
- Site underlain by hydraulic fill/dredge materials and some construction fill

3



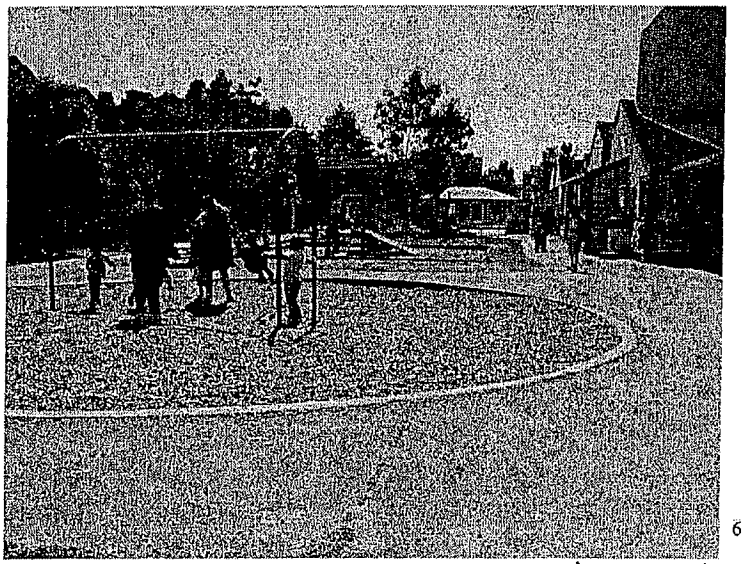
ALAMEDA POINT

Miller Elementary School



ALAMEDA POINT

Woodstock Child Development Center



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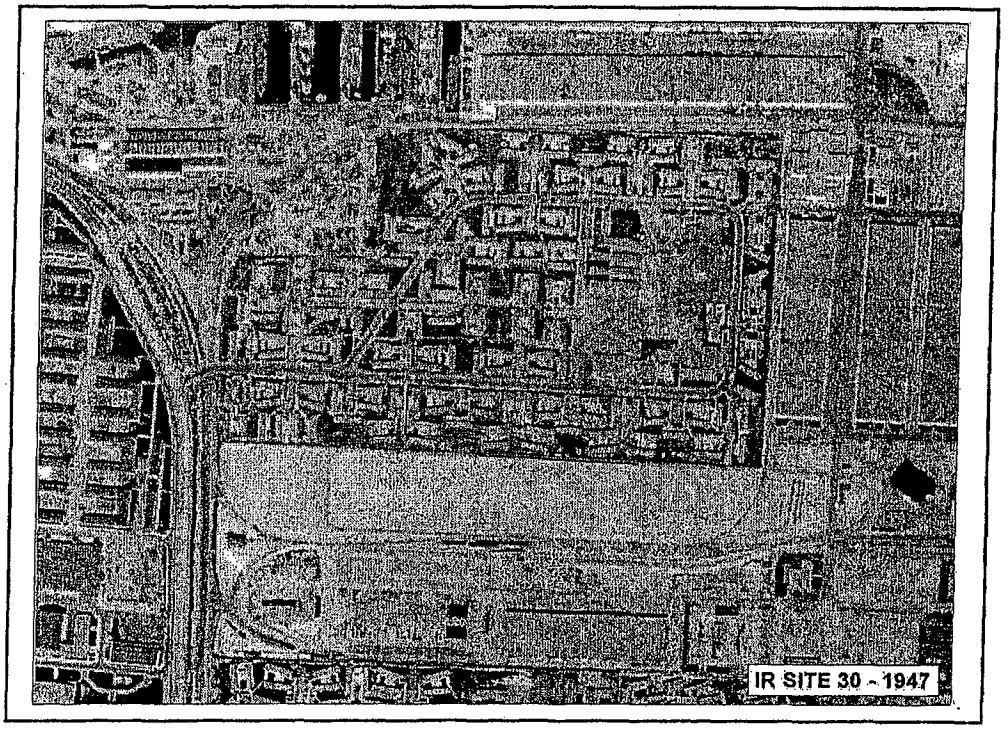
ALAMEDA POINT

Site History

- Marsh Lands/Tidal Flats (prior to 1920s)
- Fill Material Placed (1920-1930)
- Undeveloped Land (1940)
- Military Housing (1947 to 1959)
- Storage of DRMO materials (1959 to 1975)
- Miller School Built (1975-1977)
- Storage at Daycare location until at least 1977
- Daycare built (between 1977 and 1985)

(all dates are approximate and based on Aerial Photographic interpretation -- these photos have some data gaps)

7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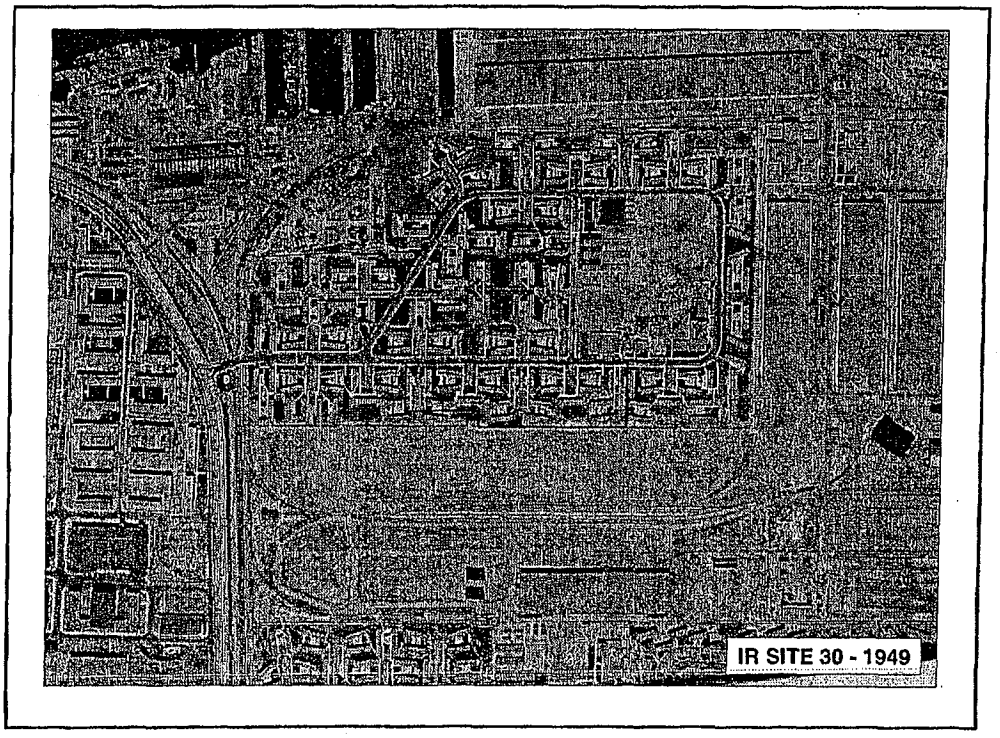
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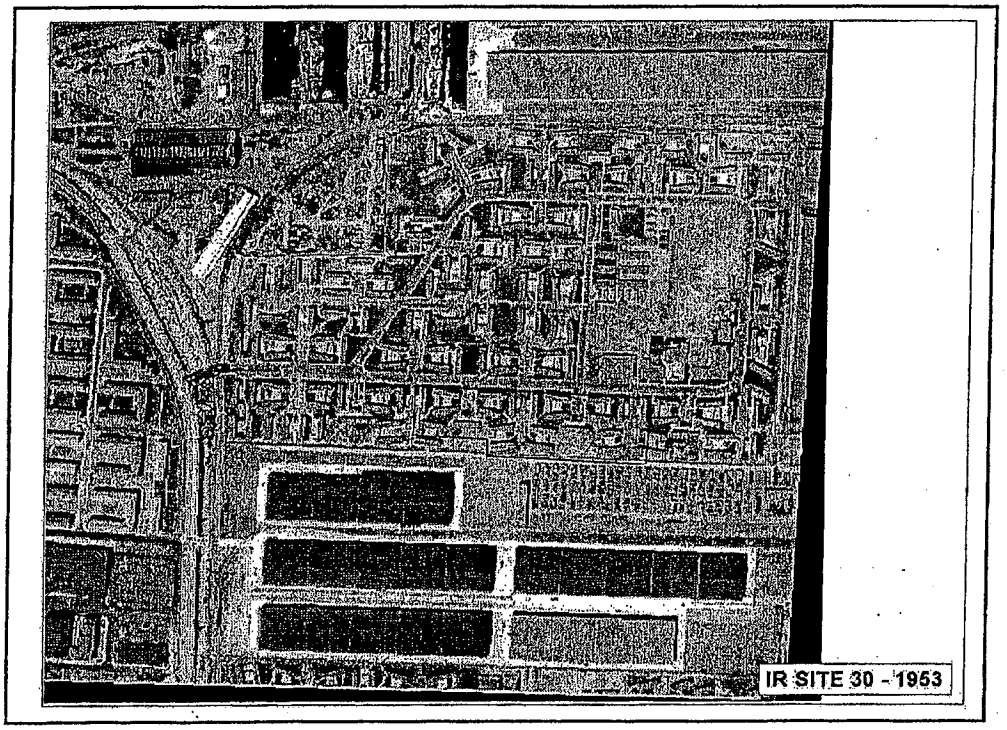

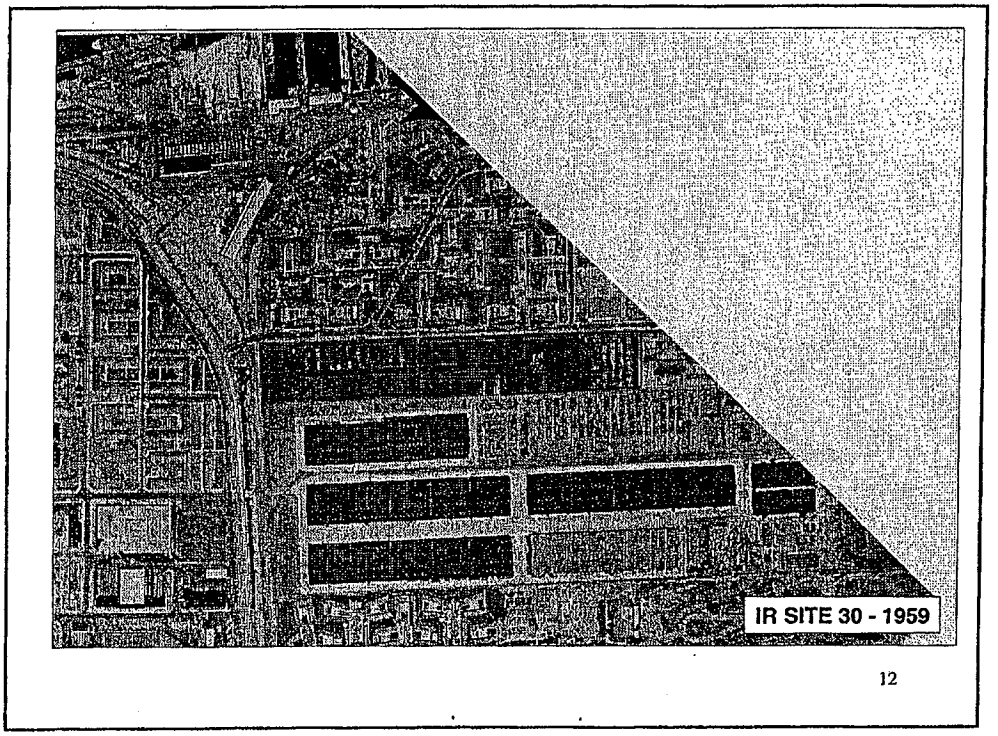

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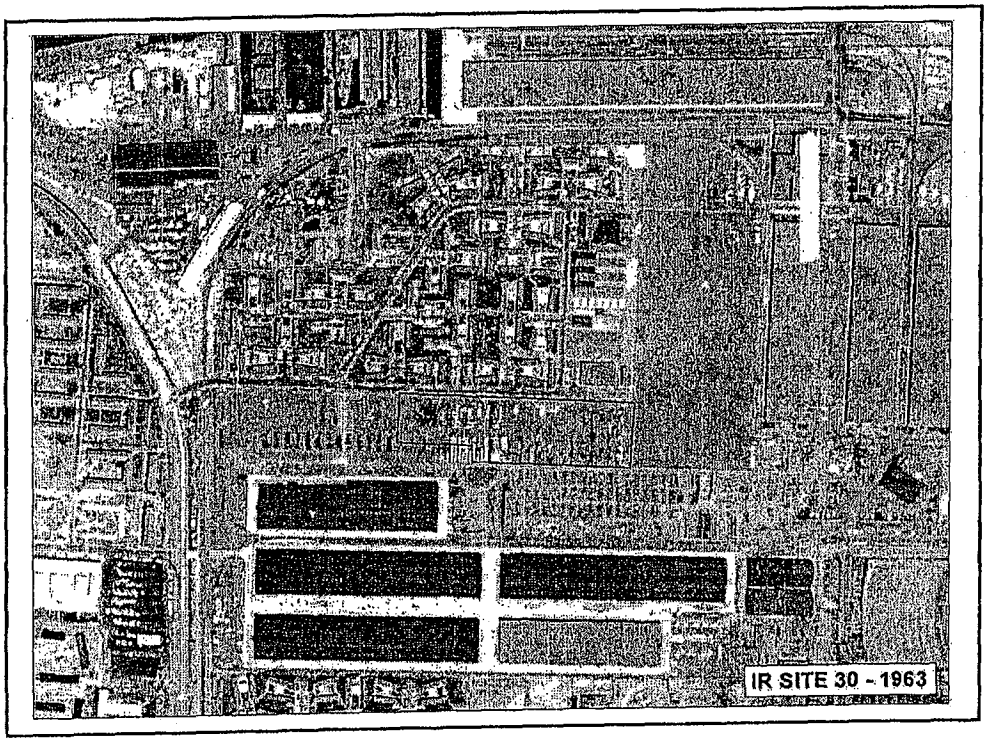
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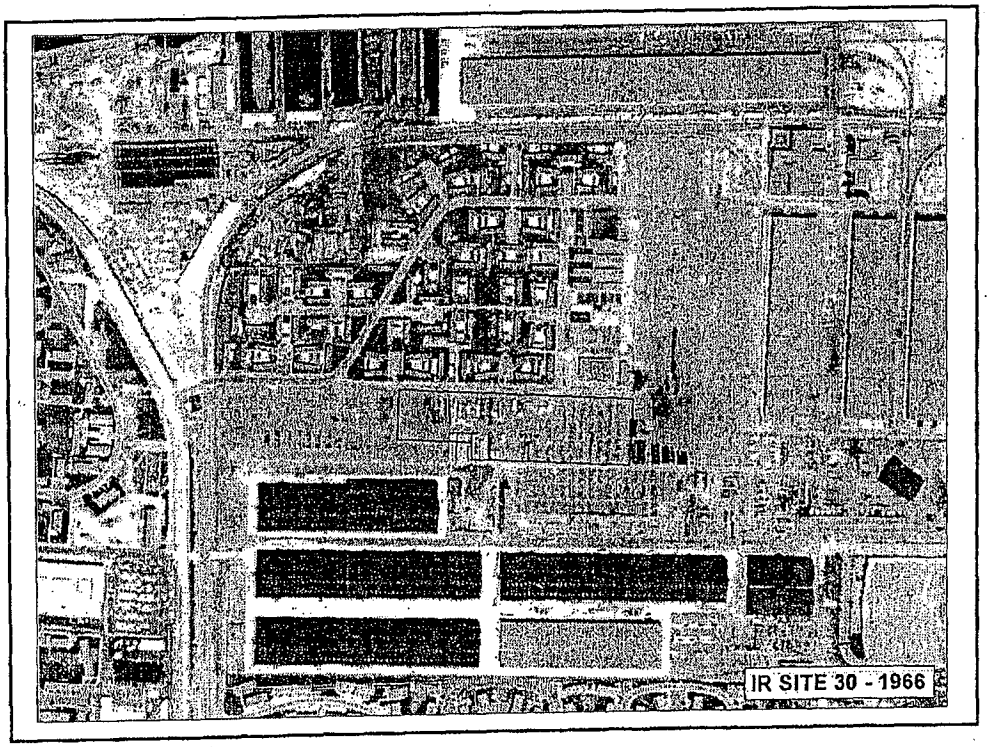
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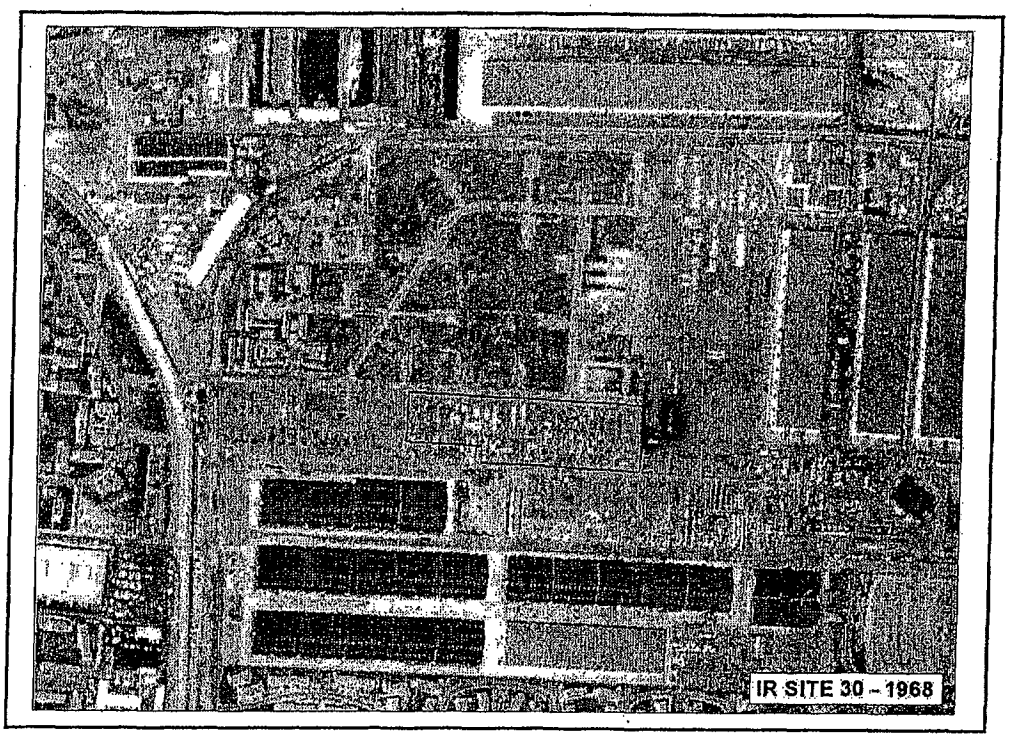
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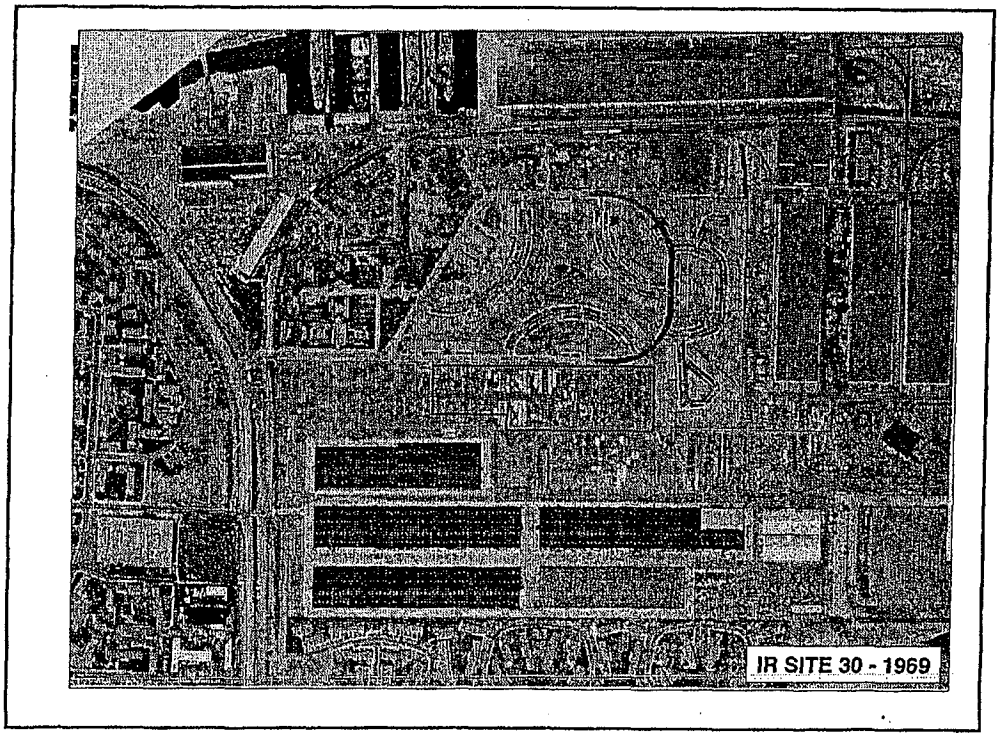
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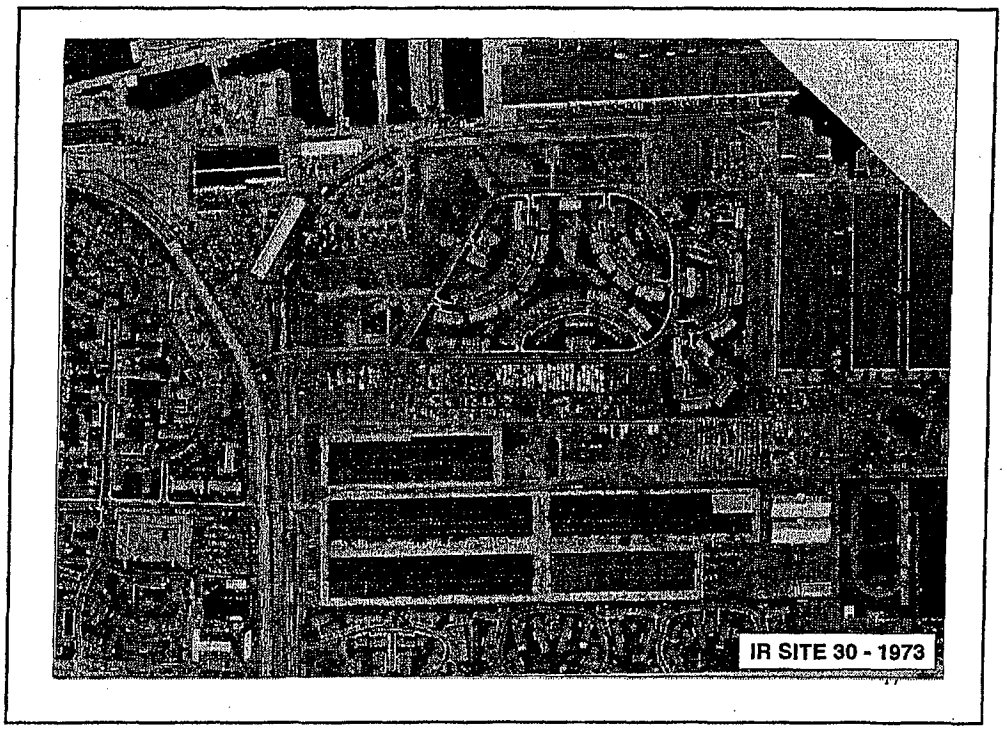
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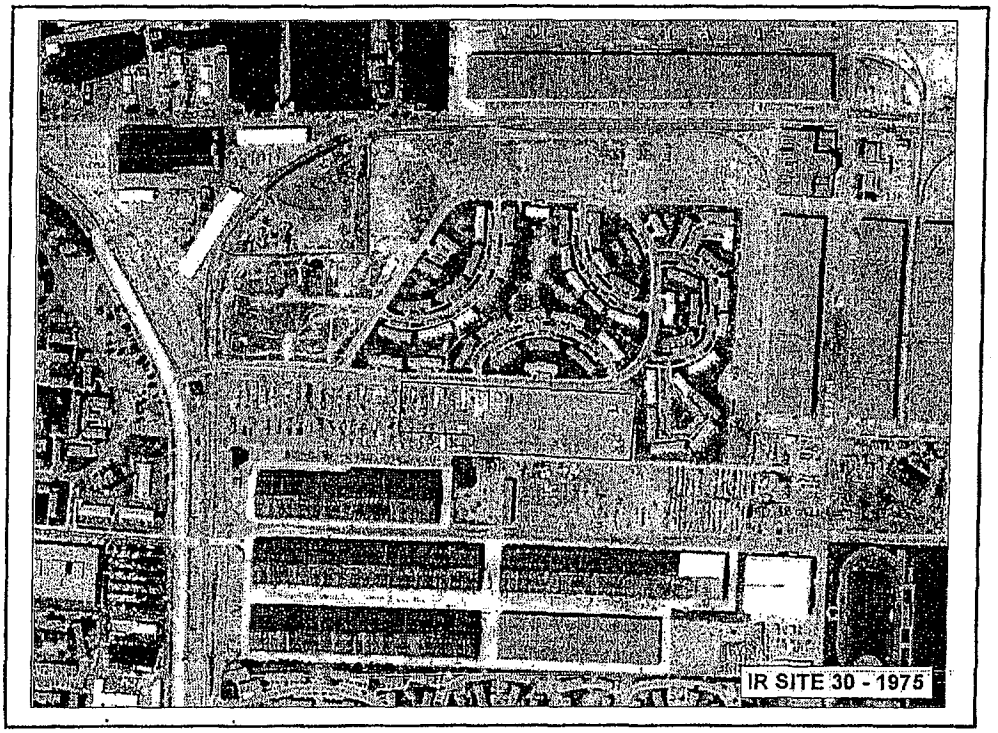
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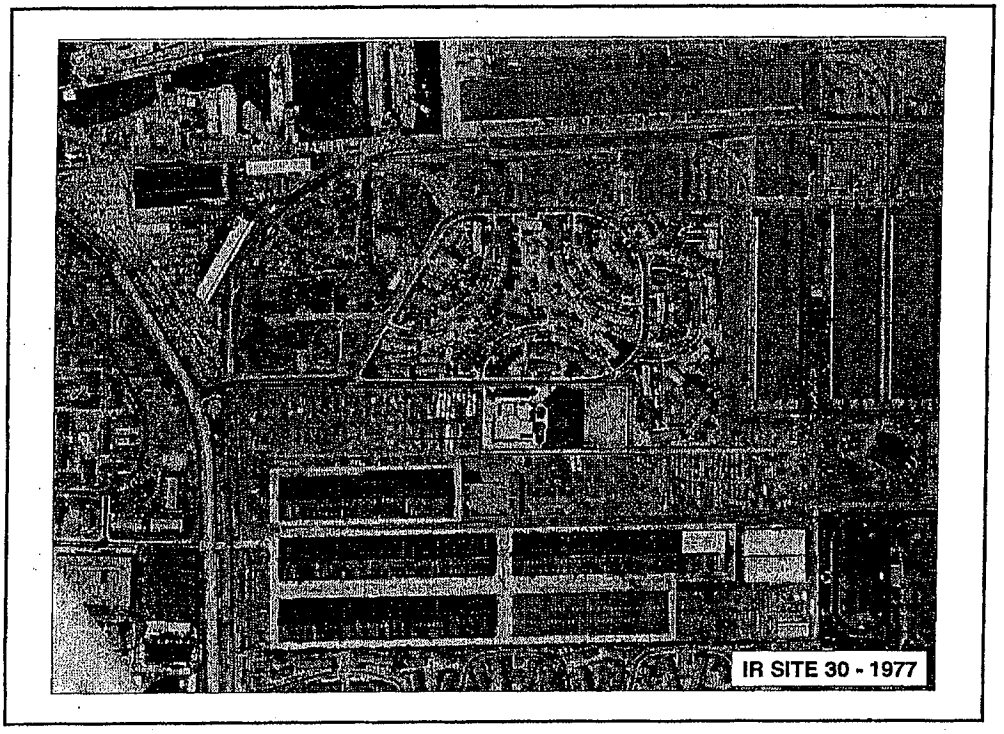
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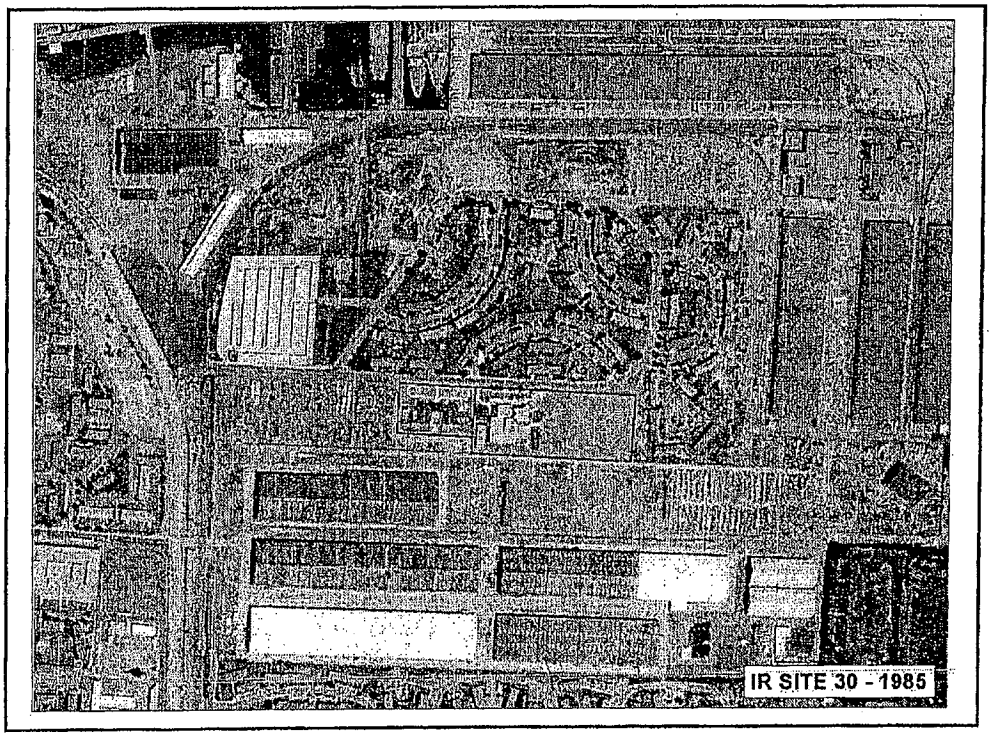
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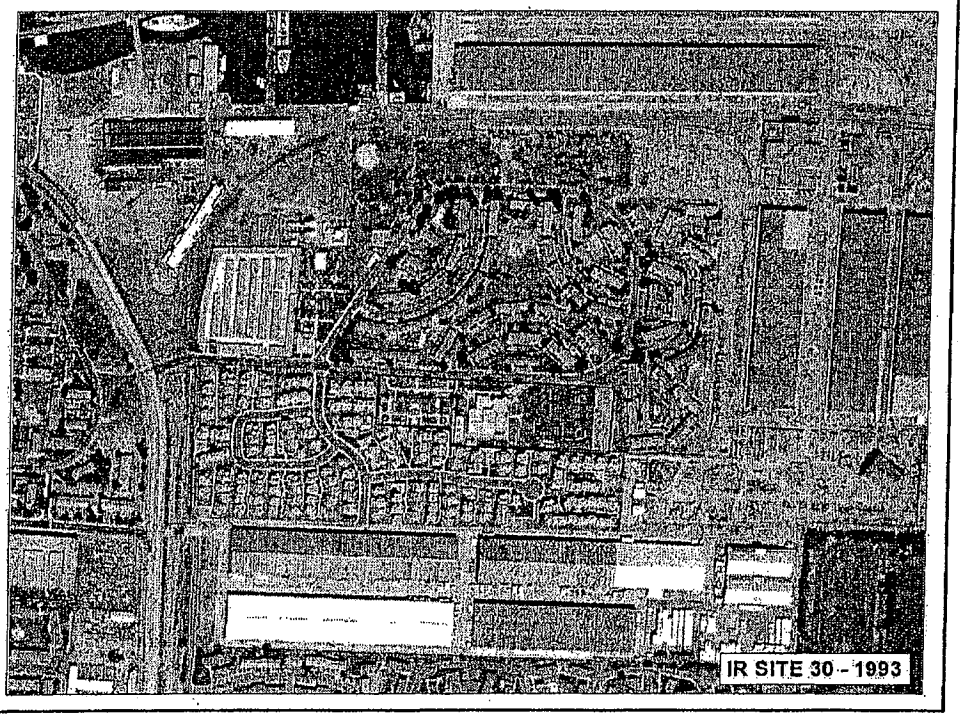


ALAMEDA POINT

Previous Investigations

- EBS Phase II (IT 2001)
  - Soil gas samples collected at the school and daycare and crawl space samples collected at school
- RI for IR Site 25 (Neptune 2001) – samples collected at IR Site 30
  - soil samples collected indicate elevated PAHs (expressed as B(a)P EQ concentrations)
  - 6 HydroPunch samples for groundwater (benzene and 1,2-DCA) above MCLs

22

ALAMEDA POINT

Previous Investigations

- PAH sampling in 2002 (BEI March 2003)
  - 4 borings
  - no samples with B(a)P EQ above 620 µg/kg
- PAH sampling in 2003 (BEI April 2004)
  - 49 borings (10 borings/acre)
  - 19% of soil samples had B(a)P EQ above 620 µg/kg (10% over 1000 µg/kg)

23

ALAMEDA POINT

Remedial Investigation Objectives

To assess:

- metals and non-PAH organic compounds in soil
- groundwater release unique to IR Site 30
- risk to human health and the environment

24

ALAMEDA POINT

Proposed Sampling Plan

24 soil borings

- Soil samples will be collected from three depth intervals: 0–2 feet bgs, 2–4 feet bgs, and 4–10 feet bgs (or groundwater).
- Samples will be analyzed for: VOCs, SVOCs, and Pest./PCBs, metal

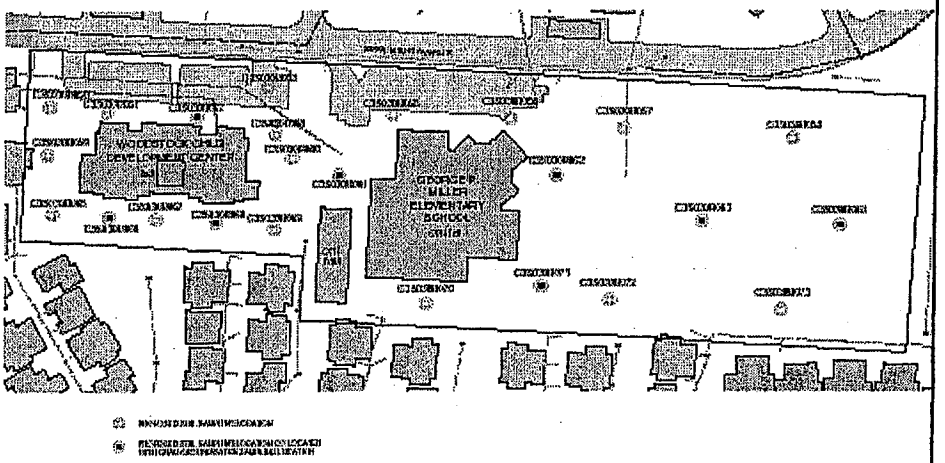
8 groundwater sample locations

- 2 depth intervals
- Samples will be analyzed for: VOCs, SVOCs, and Pest./PCBs, metal

25

ALAMEDA POINT

Proposed Sampling Locations



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ALAMEDA POINT

Schedule

July 1, 2004	RAB meeting, IR Site 30 Work Plan Overview
July 6, 2004	Navy completes review of pre-draft work plan
July 19, 2004	Agencies begin review of draft work plan
July 20, 2004	BCT meeting, strategy update
August 2, 2004	Agencies complete review of draft work plan
August 10, 2004	Teleconference with Navy and Agencies
August 12, 2004	Begin pre-sampling activities
August 14, 2004 (Saturday/Sunday)	Begin sampling activities at the daycare (if needed complete sampling on the weekend of August 21-22)
August 16, 2004	Begin sampling activities at the school
August 25, 2004	Complete field activities
August 26, 2004	Teachers return to school

27

ALAMEDA POINT

Discussion

28

ATTACHMENT B-4

BCT ACTIVITIES UPDATE

(One Page)

June 2004 BCT Activities

I. Monthly BCT Meeting, June 15, 2004

A. OU 5 Schedule Update: Darren Newton provided a new update from the May BCT meeting on the schedules for the OU 5 Revised Soil Feasibility Study and on the combined Alameda Annex/Point OU 5 Groundwater RI/FS. The Navy proposes to submit the Revised Draft Soil FS on 8/13/04 and the Draft Final Groundwater RI/FS on 8/27/04.

B. Site 26 FS Strategy Discussion: Glenna Clark and Bechtel contractors discussed the Navy's reasoning behind their desire to revise the Feasibility Study for Site 26. In the Revised Draft FS the Navy is proposing alternatives with no active remediation and with institutional controls to restrict all municipal/residential uses. The Navy is planning to submit their Revised Site 26 FS on 8/2/04.

C. Site 14 and Proposed Plan Strategy Update: Glenna Clark referenced that the Site 14 FS would follow a similar revision to that being performed on Site 26. We did not go into details.

D. Site Management Plan Update: The majority of the BCT meeting was spent discussing the amendments to the Site Management Plan(SMP). Funding shortfalls for fiscal year 2005 will severely impact progress at about 20 of the 35 IR sites at Alameda, and a lot of effort was devoted on the part of the BCT to deciding which sites should get priority with the limited available funding. EPA management will go to Navy HQ management to push for more funding for the Alameda projects that are on hold in the proposed June SMP due to lack of funds. Many other projects have been delayed due to non funding issues.

E. Site 30 Workplan Strategy Discussion: The final BCT item was led by Darren Newton to get agreement from the BCT on the number and location of samples that need to be taken at IR Site 30 (Schools site) and the types of analyses that should be performed on the samples. We agreed to an accelerated review of the sampling workplan to enable the Navy contractors to be out in the field by mid-August before school starts. We briefly discussed the possibility of a time critical removal action near the day care center, but needed to schedule a follow up conference call two days later to talk more about the issue.

II. June 17, 2004 Conference Call to Discuss TCRA for Woodstock Day Care Center:

DTSC, EPA and the Navy held a conference call to discuss the options for a TCRA at Woodstock Day Care Center and the means by which the Navy could obtain funding for such an action. There are many options, but the problem revolves around whether it is better to try a quick fix within a few weeks and then have to come back later for a final remediation or take additional samples and take action within a few months that would likely be the final remediation for that area. We are still trying to determine the best and least disruptive approach and welcome the RAB's input.

SulTech

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Contract No. N68711-03-D-5104 Document Control No. TC . B010 . 10254

TO: Contracting Officer
Karen Rooney, Code 02RE
Naval Facilities Engineering Command
Southwest Division
1230 Columbia Street, Suite 870
San Diego, CA 92101-8517

DATE: 9/01/04
CTO: 010
LOCATION:
Alameda Point, Alameda, California

FROM: MWat

Michael Wanta, Contract Manager

DOCUMENT TITLE AND DATE:

July 1, 2004 Restoration Advisory Board Monthly Meeting Minutes

TYPE: ☐ Contractual Deliverable ☐ Technical Deliverable (DS) ☒ Other (TC)

VERSION: Final (e.g., Draft, Draft Final, Final) REVISION #: NA

ADMIN RECORD: Yes ☒ No ☐ CATEGORY: Confidential ☐

SCHEDULED DELIVERY DATE: 8/26/04 ACTUAL DELIVERY DATE: 09/02/04

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September 1, 2004

Thomas Macchiarella
BRAC Environmental Coordinator
NAVFAC SWDIV
1230 Columbia St., Ste 1100
San Diego, California 92101

Dear Mr. Macchiarella,

Please find enclosed the BRAC Cleanup Team (BCT) Final After Action Report for July 2004 and the Restoration Advisory Board (RAB) Final Meeting Summary for July 2004. The BCT After Action Reports and RAB Meeting Summaries for August through December 2004 will be sent as they become available. As requested, one copy of each report has been submitted on CD.

If you have questions, please call me at (916) 853-4557.

Sincerely,

Lona Pearson

Lona Pearson
Environmental Technician
Tetra Tech EM Inc.

Enclosures